

SNAPSHOT of HOME Program Performance--As of 06/30/11 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **St. Louis County Consortium**

State: **MO**

PJ's Total HOME Allocation Received: **\$57,276,877**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	7		
% of Funds Committed	95.16 %	95.41 %	5	92.63 %	75	71	
% of Funds Disbursed	91.26 %	88.97 %	3	86.67 %	83	75	
Leveraging Ratio for Rental Activities	7.02	4.64	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	99.27 %	90.76 %	3	88.14 %	80	47	
% of Completed CHDO Disbursements to All CHDO Reservations***	96.16 %	75.16 %	1	76.19 %	95	90	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.44 %	69.75 %	7	81.48 %	8	9	
% of 0-30% AMI Renters to All Renters***	35.75 %	33.10 %	2	45.62 %	31	32	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.03 %	97.57 %	2	96.17 %	54	48	
Overall Ranking:			In State:	1 / 7	Nationally:	81 73	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,851	\$26,013		\$28,750	1,035 Units	23.30 %	
Homebuyer Unit	\$10,331	\$12,574		\$15,714	2,983 Units	67.30 %	
Homeowner-Rehab Unit	\$5,480	\$11,794		\$21,140	417 Units	9.40 %	
TBRA Unit	\$0	\$3,397		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$73,736	\$94,030	\$6,185
State:*	\$117,050	\$83,907	\$15,865
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	21.6	26.3	42.2	0.0	Single/Non-Elderly:	26.8	30.6	18.7	0.0
Black/African American:	74.9	70.9	56.4	0.0	Elderly:	14.2	2.7	30.0	0.0
Asian:	0.0	0.5	0.0	0.0	Related/Single Parent:	47.8	43.5	30.2	0.0
American Indian/Alaska Native:	0.1	0.1	0.2	0.0	Related/Two Parent:	7.0	18.7	17.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0	Other:	4.1	4.4	3.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.2	0.0					
Black/African American and White:	0.0	0.2	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.7	0.0	0.0					
Asian/Pacific Islander:	2.9	0.1	0.0	0.0					
ETHNICITY:									
Hispanic	0.5	0.9	0.5	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	32.1	23.5	32.1	0.0	Section 8:	33.2	0.7 [#]		
2 Persons:	29.6	24.8	25.4	0.0	HOME TBRA:	0.0			
3 Persons:	22.3	24.6	19.9	0.0	Other:	11.1			
4 Persons:	11.5	16.4	11.3	0.0	No Assistance:	55.7			
5 Persons:	3.3	6.8	7.4	0.0					
6 Persons:	0.7	2.8	2.4	0.0					
7 Persons:	0.3	0.7	0.0	0.0					
8 or more Persons:	0.2	0.3	1.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			114	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium

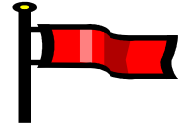
State: MO

Group Rank: 81
 (Percentile)

State Rank: 1 / 7 PJs

Overall Rank: 73
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	99.27	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	96.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	99.03	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.21	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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